

**32 Boundary Road, Mount Macedon, VIC, 3441**



**House For Sale**

Saturday, 19 October 2024

32 Boundary Road, Mount Macedon, VIC, 3441

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Architectural design. Life feels like a holiday

Situated in a quiet allotment, the residence was conceived to offer a cozy and flexible lifestyle. Ideal for those occasionally working from home, seeking inspiration from nature, and entertaining guests. It provides plenty of privacy, natural light, and a smart layout.

The kitchen is the centrepiece, with stylish bifold doors transitioning seamlessly to the outdoors and expanding the living and entertainment space. From autumn to spring, soak in the sun on the north-facing deck. In summer, experience plenty of shade and unwind on the south-facing deck. Life truly feels like a holiday with comfort all year round, a massage of bubbles in the jacuzzi, a hot cup of tea by the fireplace or a swing in a hammock under the shade of a tree.

This residence achieves energy efficiency with a passive design: facing north, with strong insulation and integrated solar panels. The double glazing, hydronic heating system and zoned underfloor heating keep it consistently warm throughout the cooler months. On warmer days, skylights, high ceilings and large windows allow generous ventilation.

A combination of spotted gum and Colorbond facade allows a gentle blend with the environment, embracing the native landscape. It is best suited for those who take pleasure from the awe found in nature, gardening, hiking, and stargazing while still being able to commute to Melbourne CBD in under an hour.

Other features include stylish bathrooms, top-notch appliances, a home office, dimmable lights, ample storage in every room and hallway, two water tanks, a septic system, town gas, and satellite internet. Meets high bushfire management standards, ensuring safety and keeping insurance costs low. Newly built with high-quality materials, expect low maintenance compared with older properties.

With just under two acres of land, this lifestyle sanctuary is located only moments away from local vineyards, cafes, shops, the post office and train station.

### Key Features

- Built in Nov 2022. Custom designed by Lume Architecture.
- Builder Marco Prunotto of Lume Projects.
- Double glazed windows.
- Custom designed Kitchen. Greige benchtop: Stone Italiana and melamine Tasmanian Oak Joinery.
- Victorian Ash Flooring.
- Velux skylights (electric).
- Spotted Gum decking.
- Oiled Spotted Gum Wall Cladding.
- Monument Custom Orb cladding - Colourbond.
  
- 5 Kw Solar system.
- Integrated double garage.
- A peaceful and productive workspace/ office
- Private and quiet location.
- Opposite Macedon Lodge (Private Horse training centre on ~120 hectares).
- Walking distance to Mount Towrong Vineyard (15min, 1km) and Mount Macedon Primary School (30min, 2km).

**\*\*PHOTO ID REQUIRED FOR ALL INSPECTIONS.\*\***

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.